



Background Information

Existing, Non-Conforming Heavy Industrial Sites in Delaware’s Coastal Zone

Delaware’s Coastal Zone Act was passed in 1971 and prohibited “heavy industry uses of any kind not in operation on June 28, 1971” within the Coastal Zone. Heavy industrial uses in operation on that date were allowed to continue operations and are referred to as “existing, non-conforming” heavy industrial sites and are frequently referred to as “grandfathered” sites. The Act further prohibited the expansion of these existing non-conforming heavy industrial uses beyond their original footprints, as depicted in Appendix B of the Regulations Governing Delaware’s Coastal Zone.

This chart was compiled by DNREC as a reference for discussions regarding the development status and permit history of the 14 “existing, non-conforming” heavy industrial sites within Delaware’s Coastal Zone. It contains available information regarding site names, grandfathered status, recent permit actions, contamination and remediation activities and site conditions. DNREC makes no guarantees regarding the accuracy of the information presented as a variety of sources were used to compile the information; these sources may not have been up to date or complete. Information about the data contained in each column is below:

The **site name** is the name of the site in 1999 when regulations were passed. Many sites have been known by different names before and after 1999; all other known site names have been provided on the chart.

The column labeled **Heavy Industrial Site Abandoned** indicates whether the site status as an existing, non-conforming use was abandoned through the formal processes outlined in Section 12 of the Regulations Governing Delaware’s Coastal Zone.

The column labeled **Use as of June 28, 1971** indicates the heavy industrial use that existed on each site on June 28, 1971 to the best of our knowledge. The use in 1971 was not comprehensively documented at the time – the use has been inferred from staff knowledge and/or permit requests from the early 1970’s.

The column labeled **Dock in site footprint** indicates whether a dock exists on the site within the site footprint today. Staff determined whether a dock exists on site using the aerial photos of facility footprints referenced in the 1999 regulations.

The column labeled **Bulk Product Transfer Facility** reports whether the site is considered a stand-alone bulk product facility as of June 28, 1971.

The column labeled **Current Use** indicates the use on each site today. Current uses were derived from a combination of staff knowledge and permit requests.

The column labeled **Approximate Employees** indicates an estimate of the number of employees working on site. This information was provided primarily by DEDO or from company reports available online.

The column labeled **Status of Contamination and Remediation** indicates whether there is known contamination on site. If there is known contamination, this column also indicates which remediation program is being used to ensure adequate clean up.

The column labeled **Recent CZA Permitting Actions** indicates whether there has been any permit requests or status decisions in the past five years for each site.

The column labeled **Acres within Footprint** reports the acreage within each site footprint. This was estimated by staff using Geographical Information Systems and is approximate.

Site name in 1999	Other names for site	Heavy Industry status abandoned?	Pre-1971 Heavy Industry Use	Dock in site footprint?	Bulk Product Transfer Facility?	Current Use	Approximate Employees	Status of Contamination and Remediation	Recent CZA Permitting Actions	Site Address	Parcel #	Acres within Footprint
Chloramone	Kuehne Chemical Company	No	Chemical processing	No (not a waterfront site)	No	Manufactures Chlorine used primarily for water treatment	45	Site currently not addressed by any DNREC remedial programs. Contamination unknown.	None in last 5 years	1645 River Road New Castle	1200300005	5.1
CitiSteel	Claymont Properties LLC Evraz Steel	No	Steel Plant	No	No	Owner engaged in active redevelopment plans	0	HSCA Voluntary Cleanup Program	None in last 5 years	4001 Philadelphia Pike Claymont	0604800001 0605900165	165.2
DE Storage and Pipeline	None	No	Bulk Product Transfer Facility	Yes	Yes	Above ground storage tank farm with bulk product transfer of fuel from dock. This site brings in and stores jet fuel for Dover Air Force Base	8	Site currently not addressed by any DNREC remedial programs. Contamination unknown.	None in last 5 years	Port Mahon Road Little Creek	Tax ID 21626 Parcel ID 49696 Map 4-00-07000-01-0800-00001	36.8
Dupont Edge Moor	Chemours Edge Moor (now owned by Diamond State Port Corporation)	No	Chemical Processing	Yes (3)	No	Former chemical plant is not active and all structures have been removed. Recently purchased by Diamond State Port Corp who may use site for a container port.	0	RCRA Corrective Action Site. Port has taken on liability for contamination.	CZA Permit transferred to new owner in 2016	4600 Hay Road Edgemoor	0615300006	128.6
Formosa	Stauffer	No	Chemical Processing (PVC Production)	No (not a waterfront site)	No	Formosa is actively using the site. Produces high quality specialty PVC resins. Homopolymer, copolymer, micro-dispersion and blending resins are manufactured from other Formosa feedstock materials shipped from out of state. Also a distribution hub.	100	EPA-lead NPL (Superfund) Site.	None in last 5 years	780 School House Road New Castle	1201300026	53.1
General Chemical	Allied Chemical, Drawbridge LLC	Yes	Chemical Processing (Hydrofluoric Acid)	Yes	No	Managed by a company named D2, who is developing redevelopment plans including a railyard to serve Braskem plant in PA. Railyard status decision issued in 2017	0	EPA-lead RCRA Corrective Action site	Status Decision May 2017; no permit required for proposed railyard	6300 Philadelphia Pike Claymont	606000016	92.3

Site name in 1999	Other names for site	Heavy Industry status abandoned?	Use as of June 28, 1971	Dock in site footprint?	Bulk Product Transfer Facility?	Current Use	Approximate Employees	Status of Contamination and Remediation	Recent CZA Permitting Actions	Site Address	Parcel #	Acres within Footprint
Kaneka DE	Owned by: 1715 River Road LLC; Operating as TriSupply	Yes	Chemical Processing (Resins)	No (not a waterfront site)	No	This site is corporate headquarters for TriSupply & Equipment and is one of three locations. They sell and rent materials and equipment for the construction industry and provide service.	50	HSCA Voluntary Cleanup Program	None in last 5 years	1685 River Road New Castle	1200300015	24.5
Ocean Port	Owner: Evergreen Property Holdings LLC	No	Bulk Product Transfer Facility	Yes	Yes	Transfers bulk goods including cement, clinker, coal, ferrous sulfate, graded aggregate, gypsum, limestone, magnesium oxide, pelletized wood, scrap iron, pumic, soil, stone, titanium, urea, wood chips.	8	Above Ground Storage Tank Program	Issued permit in 2009 to mix lime with water to produce calcium hydroxide and 2011 to offload and store potash	6002 & 6200 Philadelphia Pike Claymont	606000015	71.2
Oxy Chem	Occidental Chemical Corporation, Diamond Alkali Co.	No	Chemical Processing (chlorine, caustic soda, potash, hydrogen)	Yes	No	There are currently no active industrial activities at the site. Maintenance of the groundwater isolating remedy and the operations and maintenance of the soil remedy are occurring at the site. Sediment remedy is currently being prepared and should be implemented shortly.	1 plus contractors to maintain remedies	EPA-lead RCRA Corrective Action site	None in last 5 years	1657 River Road Delaware City	1200300004	58.9
Port of Wilmington	None	No	Port	Yes	Yes, but exempt under CZA	Actively used as a port.	5,600 direct and indirect jobs (from 2016 master plan)	HSCA Voluntary Cleanup Program	None in last 5 years	1 Hausel Road Wilmington	2606700003	1234.3
Standard Chlorine	Metachem	Yes	Chemical Processing (chlorinated benzenes)	No (not a waterfront site)	No	NCC Parcel info reports Owner as COP Acquisition Co LLC Attn: Lisa Johnson CEO	0	EPA-lead NPL (Superfund) Site, with State matching requirements and O&M Responsibility	None in last 5 years	745 Governor Lea Blvd New Castle	1200300010 1200300002 1200300011 1200300012	23.3

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Star Enterprise	Delaware City Refining Company, LLC. PBF Energy	No	Refinery	Yes	Undetermined	Active oil refinery	860 permanent 1,500 add'l temporary positions during annual scheduled maintenance	RCRA Corrective Action Site.	Low Sulfur Fuel Project (2015), Ethanol Marketing Terminal (2016)	Numerous	Numerous	1852.3
Sun Oil	Sunoco Partners Marketing and Terminals LP	No	Refinery Operations	Yes	No	Refinery	Unknown	HSCA Voluntary Cleanup Program	None in last 5 years	6400 and 6402 Philadelphia Pike	1606100001, 1606100002	62.1
Uniqema	JFS1986, Fuji, Atlas Point, Croda	No	Chemical Processing	Yes	No	There are three uses on this site. Croda manufactures surfactants primarily for the cosmetics and personal care. They are in the process of completing an additional plant that makes bio-based ethylene-oxide to be used as a Croda raw material on site. FujiFilm Imaging Colorants manufactures inks and colorants used primarily for ink-jet printers. They also have ink technology research. 900 & 1000 Uniqema Blvd. closest to I-495 were recently sold to Sobieski for offices and a training center.	Croda - 230; Fuji Film - 90	HSCA Voluntary Cleanup Program	Issued permit to Croda for combined power and heat plants in 2012 and for manufacturing of ethylene oxide in 2015	900 & 1000 Uniqema Blvd	Parcel #1001500021 & Parcel #1001500022 [900 & 1000 Uniqema Blvd; sites closest to I-495]	179.6